

SUB-CHAPTER 2.3
RESIDENCE DISTRICT "C" REGULATIONS

SECTION

- 14-2.301. Scope.
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- 14-2.303. Height.
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14-2.301. Scope. Within a Residence District "C" as shown on the Zone Map of Alcoa the following regulations shall apply. (Ord. No. 338, Sec. 6)

14-2.302. Uses permitted.

- (1) All uses permitted in Residence District "B".
- (2) Accessory structures and home occupations customarily incidental to any of the aforesaid permitted uses subject to all the same conditions set forth in Section 14-2.102
- (3). (Ord. No. 338, Sec. 6 (A))

14-2.303. Height. No dwelling shall exceed three (3) stories or (45) feet in height; except that hospitals, churches, schools and other public buildings may be erected to a height of sixty (60) feet or four (4) stories provided each yard required herein is increased an additional one (1) foot for each foot in height such building exceeds forty-five (45) feet. (Ord. No. 338, Sec. 6 (B))

14-2.304. Rear yard. The minimum depth of the rear yard shall be twenty-five (25) feet. (Ord. No. 338, Sec. 6 (C))

14-2.305. Side yard. The minimum width of any side yard and the least sum of the widths of both side yards shall be as follows:

<u>No. Of Stories</u>	<u>Least Width Of Side Yard</u>	<u>Least Sum of Widths Of Both Side Yards</u>
1	4'	12'
2	6'	14'
3	8'	16'

Provided that any side yard contiguous to a street must have a minimum width of eight (8) feet. (Ord. No. 338, Sec. 6 (D))

14-2.306. Front yard. The minimum required depth of the front yard shall be thirty (30) feet from the street right-of-way, except as provided in Section 14-2. 1902.

14-2.307. Lot area. The minimum requirements shall be 5000 square feet, with a minimum lot width of fifty (50) feet at the building line. The maximum building area shall not exceed 50% of the total lot area. The minimum required lot area per family in three or more family dwellings shall be two thousand (2000) square feet. (Ord. No. 338, Sec. 6 (F))